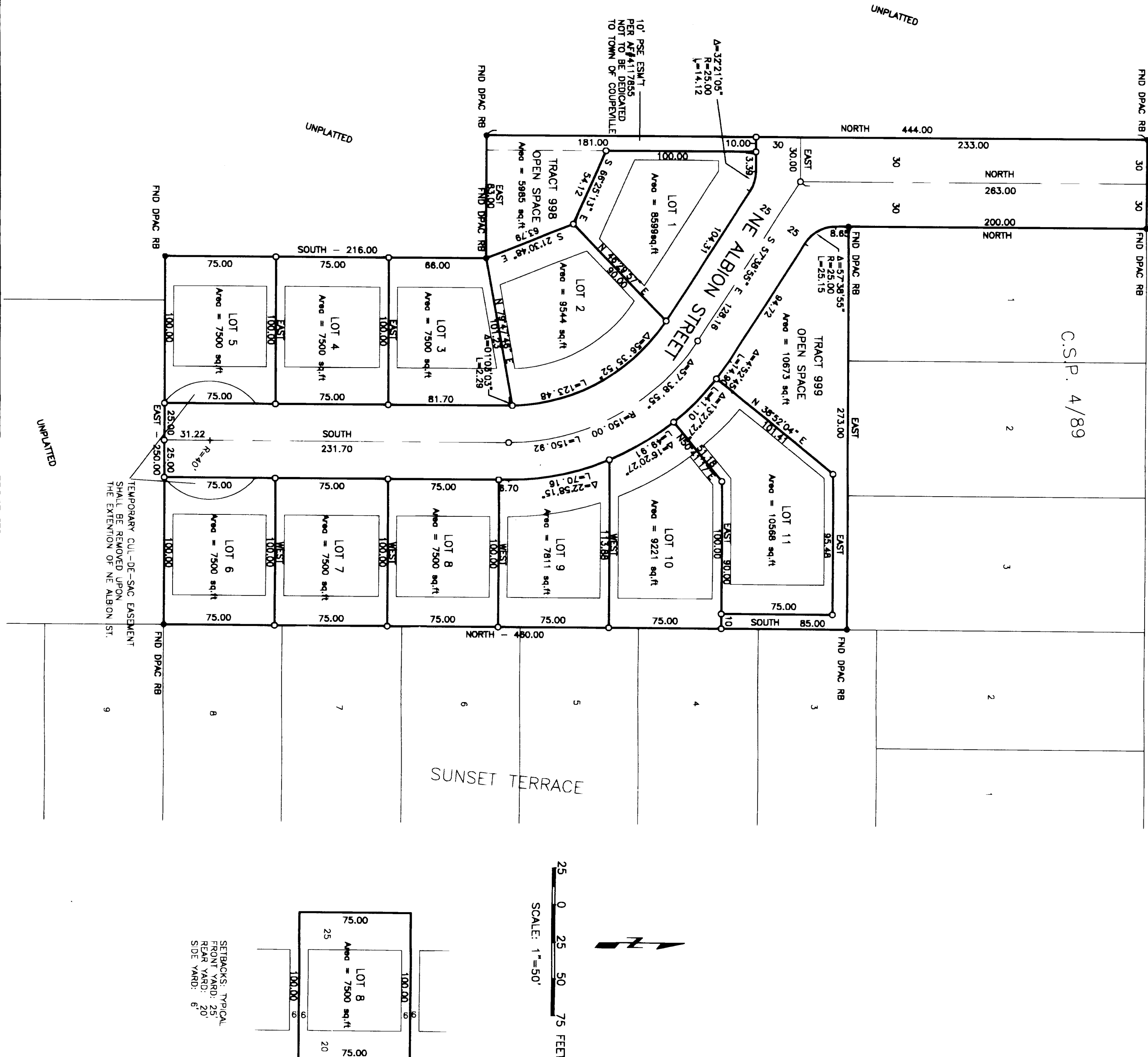


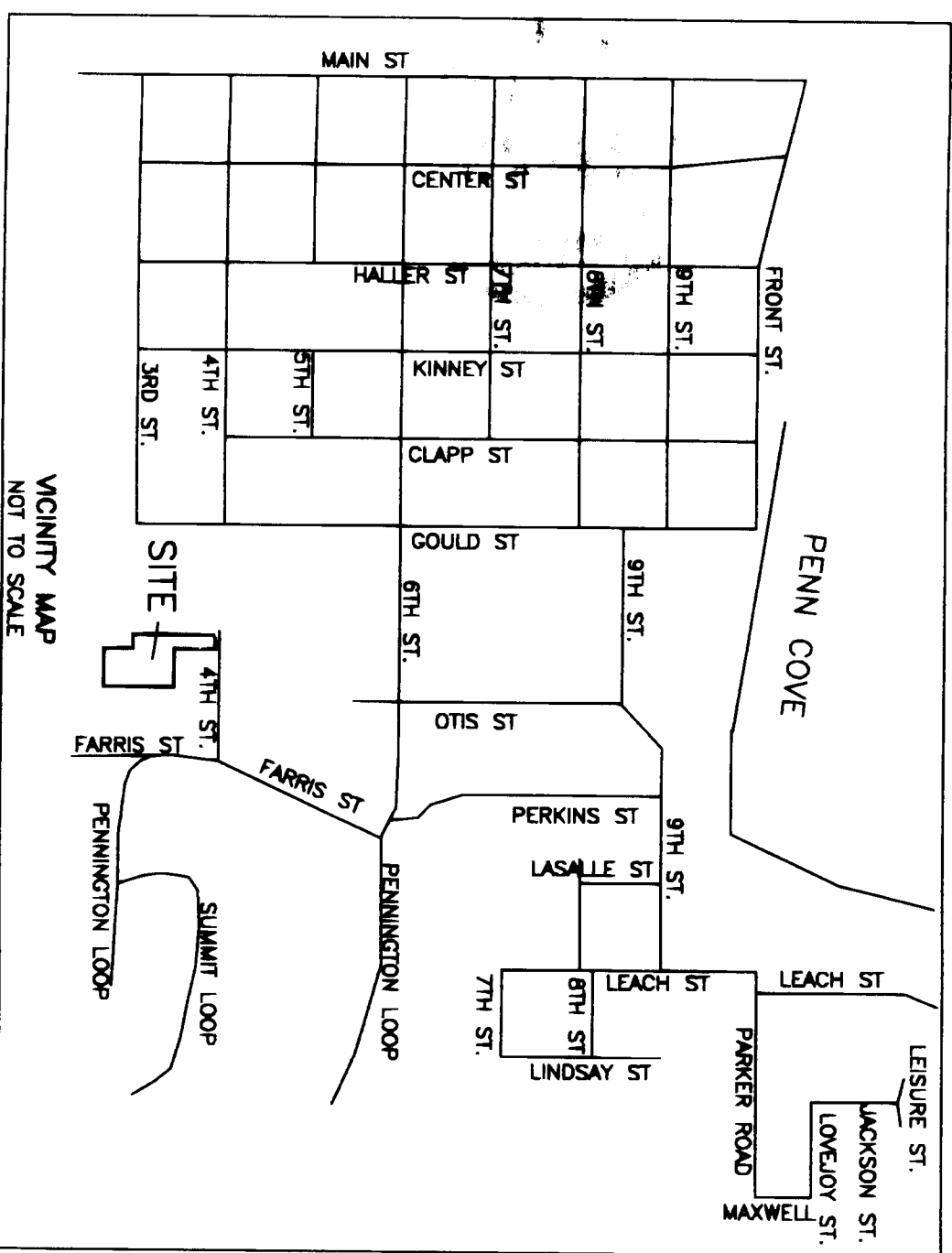
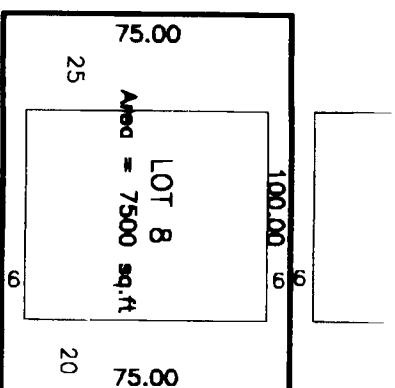
FINAL PLAT  
**PENNINGTON RIDGE**  
A PORTION OF THE SW1/4 OF SECTION 34, T.32N., R.1E.W.M.  
TOWN OF COUPEVILLE, ISLAND COUNTY, WASHINGTON

C.S.P. 3/89

4TH STREET



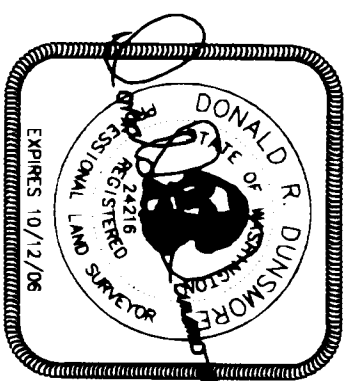
25 0 25 50 75 FEET  
SCALE: 1"=50'



APPLICANT  
VIEW RIDGE INVESTMENTS, LLC  
P.O. BOX 785  
COUPEVILLE, WA 98239-0785  
PARCEL NO. R13234-180-0470  
ZONING: RM9600  
ADDRESSES:  
LOT 1: 402504.0  
LOT 2: 402505.0  
LOT 3: 402511.0  
LOT 4: 402512.0  
LOT 5: 402513.0  
LOT 6: 402514.0  
LOT 7: 402515.0  
LOT 8: 402516.0  
LOT 9: 402517.0  
LOT 10: 402518.0  
LOT 11: 402519.0

NOTES

- DENOTES 1/2" REBAR MARKED "DUNSMORE LS 24216"
- SET THIS SURVEY
- DENOTES FOUND CORNER AS NOTED
- BASIS OF BEARINGS: EAST ALONG FOURTH STREET PER COUPEVILLE SHORT PLAT 4/89
- EQUIPMENT USED: TOPCON GTS 603
- METHOD OF SURVEY: FIELD TRAVERSE



SHEET 1 OF 2

FINAL PLAT: PENNINGTON RIDGE

A PORTION OF THE SW1/4 OF SECTION 34,  
TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.  
TOWN OF COUPEVILLE

DUNSMORE AND ASSOCIATES

901 GRACE ST. P.O. Box 1403 COUPEVILLE, WA 98239 (360) 678-3459

DWG. 1452PLAT  
DWG. BY DRD  
F.B. No. 2/17&18  
DATE 11/04  
SCALE 1"=50'  
JOB NO. 1452

A PORTION OF THE SW1/4 OF SECTION 34, T.32N., R.1E.W.M.,  
TOWN OF COUPEVILLE, ISLAND COUNTY, WASHINGTON

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDERS OF THE LAND HEREBY CERTIFY THAT THIS SUBDIVISION IS MADE IN FREE AND VOLUNTARY CONSENT AND TO DEDICATE TO THE USE OF THE PUBLIC FOR ALL STREETS, EASEMENTS AND PUBLIC UTILITIES ABOVE AND BELOW GROUND SHOWN THEREON AND USE THEREOF FOR ALL PUBLIC PURPOSES AND NOT INCONSISTENT WITH USE THEREOF FOR PUBLIC HIGHWAY PURPOSES SHOWN ON THE RIGHT TO MAKE ALL NECESSARY REASONS FOR CUTS AND FILLS USED TO CROSS THE HIGHWAY AND THE ORIGINAL ELEVATIONS, GRADES OF WATERS OF COURSES OF WATERS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE SUBDIVISION BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID STREETS.

*Lee Johnson*  
LROTD JOHNSON PARTNERSHIP

STATE OF WASHINGTON)  
COUNTY OF ISLAND) vis

THIS IS TO CERTIFY THAT ON THIS 19 DAY OF November, 2004,

STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED  
David L. Miranda TO ME KNOWN TO BE THE  
Miranda OF VIEW RIDGE INVESTMENTS, LLC  
DESCRIBED IN AND WHO EXECUTED THIS INSTRUMENT, AND ACKNOWLEDGED  
TO ME THAT HE SIGNED AND SEALED THE SAME AS his FREE AND  
VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

STATE OF WASHINGTON)  
COUNTY OF Snohomish) vi

THIS IS TO CERTIFY THAT ON THIS 19<sup>th</sup> DAY OF November, 2004

STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Pat Johnson TO ME KNOWN TO BE THE Partner OF LORD JOHNSON PARTNERSHIP DESCRIBED IN AND WHO EXECUTED THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS his FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

**NOTE:** CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURETOR'S PROFESSIONAL JUDGEMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESS OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF ITS RESPONSIBILITY TO ABIDE BY CONTRACT, DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS AND ORDINANCES.

LOT 4, TOWN OF COUPEVILLE SHORT PLAT NO. 4/89-R13234-198-046, AS APPROVED ON NOVEMBER 18, 1991 AND RECORDED NOVEMBER 18, 1991, IN VOLUME 2 OF SHORT PLATS, PAGE 323, UNDER AUDITOR'S FILE NO. 91017886. RECORDS OF ISLAND COUNTY, WASHINGTON; BEING A PORTION OF THE THOMAS COUPE DOWLAND LAND CLAIM IN SECTION 34, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

[illegible]

THE HUNDRED GALLONS PER MINUTE FOR FLOW IS REQUIRED SO LONG AS THE SQUARE FOOTAGE OF INDIVIDUAL RESIDENCES DOES NOT EXCEED 2,400 SQUARE FEET. RESIDENCES GREATER THAN 2,400 SQUARE FEET, WHICH INCLUDES ATTACHED GARAGES (DETACHED GARAGES GREATER THAN SIX FEET OF SEPARATION ARE EXEMPT FROM THE 2,400 SQUARE FOOT REQUIREMENT), REQUIRE 150 GALLONS PER MINUTE OR BE CONTRACTED WITH A RESIDENTIAL SPRINKLER SYSTEM. ALL HOMES OVER 5000 SQUARE FEET MUST BE SPRINKLED.

**ALL HOME DESIGNS WITHIN THE PLAT SHALL INCORPORATE STORM WATER INFILTRATION SYSTEMS FOR ALL IMPERVIOUS SURFACES.**

FEEES ARE REQUIRED BY THE TOWN OF COUPEVILLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR SAID LOTS.

[illegible]

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AND NOT ALL ARE SHOWN. ALL COVENANTS, CONDITIONS AND RESTRICTIONS ARE CONTAINED IN SHORT PLAT RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 323, UNDER AUDITOR'S FILE NO. 91017986 AND COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NO. 418538.

I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED ON AN ACTUAL SURVEY OF A PORTION OF THE SW 1/4 OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND CORNERS STAKED CORRECTLY ON THE GROUND AS REQUIRED BY THE TOWN ENGINEER.



ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2005. 2005

FILED FOR RECORD THIS 24<sup>th</sup> DAY OF November, 2004  
AT 10:08a BY 31-8

UNDER AUDITOR'S FILE NO. 91102290, RECORDS OF  
ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF DUNSMORE & ASSOCIATES.



Seal of the County Auditor of Washington

EXAMINED AND APPROVED THIS 23rd DAY OF November, 2004,  
AS WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE DEVELOPMENT REGULATIONS

TOWN OF PLAINFIELD

APPROVED BY THE COUNCIL OF THE TOWN OF COUPEVILLE, WASHINGTON  
THIS 20th DAY OF November, 2004.

RECORDED November 24, 2007, IN VOLUME 15  
PAGE 208, UNDER AUTHOR'S FILE NO. 4118889  
RECORDS OF FBI AND COUNTY INSTITUTIONS.

**PENNINGTON RIDGE** FOR: **VIEW RIDGE INVESTMENTS, LLC**

A PORTION OF THE SW1/4 OF SECTION 34,  
TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.

TOWN OF COUPEVILLE  
WASHINGTON

**DUNSMORE AND ASSOCIATES**

901 GRACE ST. P.O. Box 1403 COUPEVILLE, WA. 98239 (360) 678-3459

JOB NO. 1452

DWG. 1452

DWN. BY DRD

F.B. No.

SCALE